

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:) **Case No.** 20-23110-GLT
Brian Keith Adams,)
 Debtor,) **Chapter 13**
Brian Keith Adams,)
 Movant,) **Hearing Date:** 03/08/23 @ 10:30 a.m.
 vs.)
Limosa, LLC and) **Response Due:** 02/27/23
Ronda J. Winnecour, Chapter 13 Trustee,)
 Respondents.) Related to Docket No. 129

ORDER OF COURT

AND NOW, this 28th Day of February , 2023, upon consideration of the Debtor's Motion, it is hereby **ORDERED, ADJUDGED**, and **DECREED** that Limosa, LLC is ordered to vacate the Sheriff Sale of 707 Willow Street, Connellsville, PA 15425 at Case No. 2583 of 2019 GD in the Court of Common Pleas of Fayette County, Pennsylvania.

FURTHER, it is **ORDERED** that Limosa, LLC shall satisfy the Mortgage on 707 Willow Street, Connellsville, PA 15425 because it was paid in full under the Chapter 13 Plan dated November 22, 2021.

Limosa, LLC shall file the necessary deeds and satisfaction of the Mortgage within twenty (20) days of this Order. The Court reserves jurisdiction over this matter until Limosa, LLC has complied with this Order.

The Attorney for the Debtor shall notify the Clerk that Limosa, LLC has complied with this Order; and then the Bankruptcy Clerk may close this case.

By the Court,


Chief Judge Gregory M. Taddonio
United States Bankruptcy Court

ENTERED BY DEFAULT

In re:
Brian Adams
Debtor

Case No. 20-23110-GLT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Feb 28, 2023

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 02, 2023:

Recip ID	Recipient Name and Address
db	+ Brian Adams, 707 Willow Street, Connellsville, PA 15425-2827

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 02, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 28, 2023 at the address(es) listed below:

Name	Email Address
Andrew Kevin Pratt	on behalf of Debtor Brian Adams apratt@c-vlaw.com kmosur@c-vlaw.com;ssimmons@c-vlaw.com;jadam@c-vlaw.com;akpratt.ecf@outlook.com
Brian Nicholas	on behalf of Creditor Argolica LLC bnicholas@kmlawgroup.com
David Z. Valencik	on behalf of Debtor Brian Adams dvalencik@c-vlaw.com kmosur@c-vlaw.com;ssimmons@c-vlaw.com;jadam@c-vlaw.com;apratt@c-vlaw.com;mpeduto@c-vlaw.com;mlocke@c-vlaw.com
Donald R. Calaiaro	on behalf of Debtor Brian Adams dcalaiaro@c-vlaw.com kmosur@c-vlaw.com;ssimmons@c-vlaw.com;jadam@c-vlaw.com;apratt@c-vlaw.com;mpeduto@c-vlaw.com;mlocke@c-vlaw.com;eballa@c-vlaw.com

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Page 2 of 2

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Maria Miksich

on behalf of Creditor Limosa LLC mmiksich@kmlawgroup.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteewdpa.com

TOTAL: 7